

093.0

0004

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
721,900 / 721,900

APPRAISED:

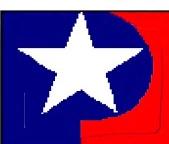
721,900 / 721,900

USE VALUE:

721,900 / 721,900

ASSESSED:

721,900 / 721,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SELYUTIN SERGEY--ETAL	
Owner 2: TRIFONOV ANNETA	
Owner 3:	

Street 1: 54 RONALD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400	Sq. Ft.	Site			0	70.	1.08	5									407,401						407,400	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					60490	
101	5400.000	314,000	500	407,400	721,900					GIS Ref	
										GIS Ref	
										Insp Date	
										08/21/18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,000	500	5,400.	407,400	721,900		Year end	12/23/2021
2021	101	FV	304,700	500	5,400.	407,400	712,600		Year End Roll	12/10/2020
2020	101	FV	304,800	500	5,400.	407,400	712,700	712,700	Year End Roll	12/18/2019
2019	101	FV	245,000	500	5,400.	413,200	658,700	658,700	Year End Roll	1/3/2019
2018	101	FV	252,700	300	5,400.	308,500	561,500	561,500	Year End Roll	12/20/2017
2017	101	FV	252,700	300	5,400.	279,400	532,400	532,400	Year End Roll	1/3/2017
2016	101	FV	252,700	300	5,400.	267,700	520,700	520,700	Year End	1/4/2016
2015	101	FV	239,200	300	5,400.	227,000	466,500	466,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDS EDWARD	21878-185		3/26/1992		155,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/31/2018	722	Insulate	1,836	C					8/21/2018	MEAS&NOTICE	BS	Barbara S
7/24/2007	611	Re-Roof	7,500						3/19/2009	Meas/Inspect	189	PATRIOT
4/29/1997	212		15,000					9X13 ADDITION+REMO	2/1/2000	Mailer Sent		
10/23/1996	545		3,000					PORCH ENCLOSED	2/1/2000	Measured	263	PATRIOT
									8/1/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

